

ZONING ADMINISTRATOR HEARING AGENDA

**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT CONFERENCE ROOM TRAILER/BUILDING "I"
3300 NEWPORT BOULEVARD
Wednesday, September 14, 2011
Regular Meeting – 3:30 p.m.
Jaime Murillo
Zoning Administrator**

NOTICE TO THE PUBLIC

HEARING ITEMS

ITEM NO. 1. 2808 and 2812 Ocean Boulevard Lot Merger - Permit No. LM2011-002
(PA2011-141)
2808 and 2812 Ocean Boulevard Council District 6

SUMMARY: A Lot Merger for the following property, under common ownership: portions of Lots 4, 5, and 6 of Block 34 located in Corona del Mar. Also included in the application is a request to waive the requirement to file a parcel map. The property is located in the R-1 (Single-Unit Residential) District.

**RECOMMENDED
ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Lot Merger Permit No. LM2011-002 (PA2011-141) subject to the recommended findings and conditions.

**CEQA
COMPLIANCE:**

The project is exempt from environmental review pursuant to Section 15305, of the California Environmental Quality Act (CEQA) Guidelines - Class 5 (Minor Alterations in Land Use Limitations) of the Implementing Guidelines of the California Environmental Quality Act.

ITEM NO. 2. Twist Residence - Modification Permit No. MD2011-013 (PA2011-144)
209 Via Lido Soud Council District 1

SUMMARY: A Modification Permit to allow a 25% addition to an existing 2,927 square-foot, nonconforming single-family dwelling. Zoning Code regulations limit the allowed addition to 10% of the existing floor area of the structure because the dimensions of the existing two-car garage (18 feet 6 inches by 21 feet 2 inches) are less than the minimum required by Code (20 feet by 20 feet). The property is located in the R-1 (Single-Family Residential) District.

**RECOMMENDED
ACTION:**

- 1) Conduct public hearing; and
- 2) Approve Modification Permit No. MD2011-013 (PA2011-144) subject to the recommended findings and conditions.

CEQA

COMPLIANCE: The project is exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities). of the Implementing Guidelines of the California Environmental Quality Act.

ITEM NO. 3.

Pizzeria Mozza - Minor Use Permit No. UP2011-023 (PA2011-139)
800 W. Coast Highway Council District 3

SUMMARY: A Minor Use Permit to amend existing Use Permit 3656 to change the existing Type 41 On-Sale Beer and Wine ABC license to a Type 47 On-Sale General (Beer, Wine & Distilled Spirits) ABC License and to reduce the hours of operation for the interior of the restaurant to close at 11:00 p.m., daily instead of 12:00 midnight, daily. The proposed amendment would also incorporate provisions of Outdoor Dining Permit No. OD2010-003. The property is located in the CG (Commercial General) District.

RECOMMENDED ACTION:

- 1) Conduct public hearing; and
- 2) Approve Minor Use Permit No. UP2011-023 (PA2011-139) subject to the recommended findings and conditions.

CEQA

COMPLIANCE: The project is exempt from environmental review pursuant to Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities). of the Implementing Guidelines of the California Environmental Quality Act.

ITEM NO. 4

Docken Horse Permit - Minor Use Permit No. UP2011-027 (PA2011-151)
20281 Orchid Street Council District 4

SUMMARY: A request for a Minor Use Permit to allow relief from the Residential Single Family, Santa Ana Heights (SP-7) District regulations to reinstate the keeping of one horse on a property that is less than 10,000 square feet. Additionally, the request includes relief from the setback requirements for an existing 288-square-foot stable, an existing 320-square-foot stable and a corral. The property is located in the SP-7 Residential Single Family (Santa Ana Heights Specific Plan) District.

RECOMMENDED ACTION:

- 1) Conduct public hearing; and
- 2) Approve Minor Use Permit No. UP2011-027 (PA2011-151) subject to the recommended findings and conditions.

CEQA

COMPLIANCE: The project is exempt from environmental review pursuant to Section 15301, of the California Environmental Quality Act (CEQA) Guidelines - Class 1 (Existing Facilities). of the Implementing Guidelines of the California Environmental Quality Act.

This hearing is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Zoning Administrator's agenda be posted at least 72 hours in advance of each hearing and that the public be allowed to comment on agenda items before the Zoning Administrator and items not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. The Zoning Administrator may limit public comments to a reasonable amount of time, generally either three (3) or five (5) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this hearing, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. Please contact the Planning Division at least 48 hours prior to the hearing to inform us of your particular needs and to determine if accommodation is feasible.

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

Any writings or documents provided to the Zoning Administrator regarding any item on this agenda will be made available for public inspection in the office of the Planning Division located at 3300 Newport Boulevard, during normal business hours.

APPEAL PERIOD: Modification Permit applications do not become effective until 14 days after the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.

Tentative Parcel Map, Condominium Conversion, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.